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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY - CHANGE OF LAND USE PROPOSALS FOR 6 LAND PARCELS FROM VARIOUS LAND USES TO MIXED LAND USE.

[G.O.Ms.No.394, Municipal Administration & Urban Development (M) Department, 10th December, 2018]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION-1

The site falling in Survey.No.83/1 (P) in block No. 10 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of Acs. 1.36 Cents OR 6582 Sq. Yds. The boundaries of which are given in the scheduled below which was earmarked for public and semi public use in Zonal Development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Existing 30 Mts. road proposed to 40.00m wide Waltair main Road.

EAST : Vacant VUDA land and existing HSBC building in T. Sy. No. 83/1 part of Waltari ward.

SOUTH: Existing 20 Mts road proposed to 30 Mts wide road.

WEST : Vacant VUDA land in T. Sy. No. 83/1 part of Waltari ward road.

VARIATION-2

The Plot No. G falling in Kirlampudi layout in T. Sy. No. 983/2 of Waltair ward, Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of Acs.0.33 Cents OR 1597.00Sq. Yds. The boundaries of which are given in the scheduled below which was earmarked for residential land use in zonal development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Plot No. 8P and 9P of Kirlampudi layout.

EAST : Plot No. F of Kirlampudi layout.

SOUTH: Existing 40 Mts wide beach road.

WEST : Plot No. H of Kirlampudi layout.

VARIATION-3

The site covered in MV Palem layout in Sy. No. 30/P of Peda Waltair and Sy. No.26/P of China Waltair (V), Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of Acs. 1.49 Cents OR 7212.00 Sq. Yds. OR 6029.95 Sq. Mts. The boundaries of which are given in the scheduled below which was earmarked for partly residential land use and partly commercial land use in Zonal development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as mixed land use except residential use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: VUDA Nursery.

EAST : Existing Gedda and APSEB sub- station

SOUTH: Existing 80' MVP double road.

WEST : MVP Rythu Bazar.

VARIATION-4

The site falling in Lawson's Bay Colony layout in Survey No. 47/P of China Waltair (V), Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of Acs.0.11 Cents OR 532.00 Sq. Yds. The boundaries of which are given in the scheduled below which was earmarked for residential land use in zonal development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Existing 60'wide B.T road.
EAST : Lawson's bay colony layout boundary.
SOUTH: Lawson's bay colony layout boundary.
WEST : VUDA Plot in Lawson's bay colony layout.

DRAFT VARIATION-5

The site falling in Survey No. 21/1 part of China Waltair (V), Visakhapatnam Urban Mandal, Visakhapatnam District, admeasuring an area of Acs. 0.91 Cents OR 4404.00 Sq. Yds. The boundaries of which are given in the scheduled below which was earmarked for public & semi public land use in zonal development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No. 345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Samatha Degree College
EAST : Girls Hostel.
SOUTH: Existing 40'wide road.
WEST : Existing 80'wide road.

VARIATION-6

The site falling in Survey No. 8/2B of Resapuvanipalem, Visakhapatnam urban mandal, Visakhapatnam District, admeasuring an area of Acs. 0.56 Cents OR 2712.63 Sq. Yds. The boundaries of which are given in the scheduled below which was earmarked for residential land use and in zonal development plan of Visakhapatnam Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as mixed land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Existing 30'wide road

EAST : Existing road proposed to 100'wide road.

SOUTH: Existing 60'wide road proposed to 70'wide road.

WEST : Existing 30'wide road.

The zoning regulations for mixed land use is as follows:-

Uses permitted:- All activities [except industries] permitted in Residential, Local commercial, Central commercial uses, Public & Semi public use zone are permissible.

Permissible uses on appeal of the VUDA:- All activities [except industries] permissible on appeal to the VUDA in Residential use, Local commercial use, Central commercial use, Public & Semi public use zone are permissible.

Uses prohibited:- All industrial uses are prohibited.

The common conditions for the above 6 draft variations are :-

1. shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT